

7.2.25 Sippy Downs local plan code

7.2.25.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Sippy Downs local plan area as shown on Map ZM33 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Sippy Downs local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.4.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.25.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.25.4.1 (Performance outcomes and acceptable outcomes for assessable development in the Sippy Downs local plan area generally)**;
 - (c) **Table 7.2.25.4.2 (Additional performance outcomes and acceptable outcomes for assessable development in Precinct SID LPP-1 (Sippy Downs Town Centre))**; and
 - (d) **Figure 7.2.25A (Sippy Downs local plan elements)**.

7.2.25.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Sippy Downs local plan code.

The Sippy Downs local plan area is located in the central part of the Sunshine Coast, along the Sunshine Motorway, bordered to the west by the Bruce Highway, to the south by Sippy Creek and the Palmview declared master plan area and to the east by the Mooloolah River National Park. The local plan area includes the proposed Sippy Downs Town Centre, the University of the Sunshine Coast, the communities of Chancellor Park and Bellflower located to the south of the Sunshine Motorway and the Stringybark Road area north of the Sunshine Motorway. The local plan area takes in a land area of approximately 775 hectares.

The northern part of the local plan area is well vegetated and provides a bushland setting at the base of the Buderim escarpment and along Mountain Creek. The wallum heathland and open eucalypt woodlands of the Mooloolah River National Park, and remnant riparian vegetation along Sippy Creek provide an attractive landscape setting and natural edge to the local plan area in the east and south. The Chancellor Lakes system also provides an important open space link through the local plan area.

The proposed Sippy Downs Town Centre, located adjacent to the University of the Sunshine Coast, is a major regional activity centre and is intended to provide significant retail, commercial and community activities to service the needs of its resident population as well as the needs of surrounding communities, including the emerging community of Palmview located to the south of the local plan area. The proposed Sippy Downs Business and Technology Sub-precinct is located adjacent to the proposed Town Centre core and the University of the Sunshine Coast and is intended to support a broad range of science and technology based businesses and industries and maintain a strong nexus with the University.

The University of the Sunshine Coast is a regionally significant facility providing a focus for education, research and cultural activities on the Sunshine Coast. The University Library Building is a local heritage place. The University is intended to continue to grow and develop in conjunction with the new Town Centre. A number of schools are also located within the local plan area adjacent to the University including Chancellor State College primary and secondary campuses, Siena Catholic College and Siena Primary School and the Montessori International College.

The existing residential areas of the local plan area including the Chancellor Park and Bellflower estates comprise primarily single dwelling houses on suburban lots of varying sizes. Substantial retirement facilities are located within Chancellor Park and student accommodation is also provided adjacent to the University. Local centres at Chancellor Village Boulevard and Scholars Drive currently provide for the convenience needs of residents. Several showrooms are also located along Chancellor Village Boulevard.

The Stringybark Road area in the northern part of the local plan area, currently comprises a small local business area and primarily low density and rural residential development, with small areas of multi-unit residential development. Parts of this area are intended to be redeveloped for medium density dwellings and low density residential development, given its proximity to the proposed Sippy Downs Town Centre.

The Sunshine Motorway is the major road link within the local plan area, traversing the local plan area in an east-west direction. Other key local road links include Sippy Downs Drive, University Way, Crosby Hill Road, Claymore Road, Dixon Road and Stringybark Road.

The local plan area has high levels of accessibility due to its location at the juncture of the Sunshine Motorway and the Bruce Highway.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.25.3 Purpose and overall outcomes

- (1) The purpose of the Sippy Downs local plan code is to provide locally relevant planning provisions for the assessment of development within the Sippy Downs local plan area.
- (2) The purpose of the Sippy Downs local plan code will be achieved through the following overall outcomes:-
 - (a) The Sippy Downs local plan area is a diverse urban area comprising a number of residential neighbourhoods and the University of the Sunshine Coast, supported by a major regional activity centre at Sippy Downs Town Centre.
 - (b) Urban and rural residential development in the Sippy Downs local plan area is limited to land within the urban and rural residential growth management boundaries respectively so as to protect the environmental and natural landscape values of the Mooloolah River National Park, Sippy Creek and bushland areas at the base of the Buderim escarpment, and to ensure the efficient provision of *infrastructure* and services.
 - (c) Development is sited and designed to protect and enhance the natural environmental and scenic values of the lower Buderim escarpment, Mountain Creek and Sippy Creek and adjacent areas including wetland, wallum heathland, paperbark and open eucalypt bushland vegetation communities, and provides for the establishment, protection and enhancement of an interconnected system of ecological and open space linkages. Development in the Sippy Downs Town Centre provides a biodiversity offset for native *vegetation* cleared as part of the development.⁵
 - (d) Development provides for high quality, sub-tropical building and landscape design that emphasises the casual, outdoor lifestyle. In the Major centre zone and High density residential zone, development:-
 - (i) has a perimeter block form to maintain and define an active public realm and allow significant densities to be achieved without high rise buildings; and
 - (ii) achieves a comfortable pedestrian scale and quality in the public realm by providing buildings with a variety of heights to reduce the wall effects of development and create a varied skyline.
 - (e) Development supports the role and function of the Sippy Downs Town Centre (Precinct SID LPP-1) as a major regional activity centre, providing a broad range of higher order retail, commercial, community, entertainment and employment generating uses to service the needs of residential areas within the local plan area and surrounding areas, including residential areas south of Buderim and west of Mooloolaba and the emerging community of Palmview, as well as significant residential development to support transit oriented development outcomes.
 - (f) Development in the Sippy Downs Town Centre (Precinct SID LPP-1) does not detract from or have an adverse impact on the intended role and function of:-

⁵ Note—the clearing of native *vegetation* for the purposes of providing for the development of the Sippy Downs Town Centre Major Regional Activity Centre is considered to satisfy the community interests test set out in section 3.7.2.1(c) of the Strategic Framework. Notwithstanding this, *vegetation* is still to be retained in the specific circumstances required by this code. **Section 8.2.3 (Biodiversity, waterways and wetlands overlay code)** sets out the requirements for environmental offsets. Approval for clearing may still be required under State or Federal legislation.

- (i) Maroochydore as the principal regional activity centre for the Sunshine Coast; or
 - (ii) nearby major regional activity centres at Nambour and Kawana.
- (g) Development supports the role and function of the University of the Sunshine Coast and the Sippy Downs Business and Technology Sub-precinct as regional employment opportunity areas which:-
- (i) in the case of the University of the Sunshine Coast, provides a focus for tertiary education, training and research activities; and
 - (ii) in the case of the Sippy Downs Business and Technology Sub-precinct, provides a focus for science and technology related business and industries and has a strong nexus with the University of the Sunshine Coast.
- (h) Development in the Major centre zone in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core):-
- (i) provides the main retail, commercial and civic uses for the local plan area in accordance with **Table 7.2.25.4.3 (Sippy Downs local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone)**;
 - (ii) results in the creation of a traditional main street based town centre rather than a shopping centre or internalised mall type of development;
 - (iii) incorporates medium to high density residential uses as part of *mixed use developments*⁶;
 - (iv) is characterised by its vibrant, active streets with high pedestrian activity and buildings with close street relationships;
 - (v) results in a walkable centre characterised by wide tree lined streets and public spaces marking prominent corners and provides expansive social space for community life and interaction;
 - (vi) provides a simple, grid-based urban form and movement network which ensures a high level of connectivity for pedestrians, cyclists and vehicles;
 - (vii) provides *public open space* in the form of a centrally located Town Square and a number of Mini Plazas at specific locations;
 - (viii) provides land for the establishment of a multi purpose, integrated community facility;
 - (ix) provides safe, efficient and legible pedestrian access to public transport *infrastructure*;
 - (x) ensures retail uses are dispersed across the town centre core rather than being consolidated in one area;
 - (xi) provides that all retail premises being a *supermarket* or a *discount department store* are separated by a street and are not developed as an indoor retail shopping mall; and
 - (xii) provides that all or most retail uses address and activate the street.
- (i) Development in the Major centre zone in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct):-
- (i) supports the creation of a 'knowledge-based' employment precinct that has a strong nexus with the University of the Sunshine Coast and provides opportunities to incubate and grow businesses;
 - (ii) comprises a range of commercial, educational, health care, government and some residential uses that support and complement the Town Centre Core (Sub-precinct SID LPSP-1a) and the University of the Sunshine Coast in accordance with **Table 7.2.25.4.3 (Sippy Downs local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone)**;
 - (iii) provides for uses including research facilities, laboratories, research and technology-based industries, *offices* and consulting rooms, a conference centre, studios, media production facilities, community and education-related uses and tourist and conference accommodation;
 - (iv) provides for medium density *mixed use developments* incorporating residential and non-residential uses;
 - (v) provides a simple grid-based urban form and movement network that links with extensions of the Town Centre Core (Sub-precinct SID LPSP-1a) grid and extensions of the University of the Sunshine Coast grid;
 - (vi) provides *public open space* in the form of a Town Plaza and a number of Mini Plazas at specific locations; and
 - (vii) provides for a small local (not full service) activity centre that:-

⁶ Note—*mixed use development* in the Sippy Downs Town Centre may be staged such that initial stages of development do not include a residential component provided that:-

(a) it is clear how future stages of development will achieve a *mixed use development* outcome; and
 (b) the early stages of development do not prejudice the delivery of a *mixed use development* outcome.

- (A) serves the local residents, businesses and employees of the immediate area;
 - (B) is located in the 'Main Street' designated area on the southern side of the Town Plaza; and
 - (C) has a total maximum *gross leasable floor area* for retail and catering uses that does not exceed 500m².
- (j) The Chancellor Park West local centre located on Chancellor Village Boulevard, functions as a local (full service) activity centre servicing the local convenience needs of nearby residents. Development for retail premises in the Local centre zone and Specialised centre zone at Chancellor Park West does not expand beyond the specified maximum *gross leasable floor area* limit so as to protect the intended role and function of the Sippy Downs Town Centre.
 - (k) Other designated local centres at Stringybark Road and Scholars Drive are retained as local (not full service) activity centres servicing the basic convenience needs of nearby residents.
 - (l) Development in the High density residential zone in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) provides for a high quality, walkable residential neighbourhood comprising a range of medium to high density housing types in close proximity to the Sippy Downs Town Centre and focussed around a large central *public open space* in the form of a forest *park*. Development is configured in a grid layout which ensures a high level of connectivity internally and externally, particularly to the Sippy Downs Town Centre Core, and maintains a perimeter block form of development with buildings overlooking the street, parks and other public spaces.
 - (m) Residential expansion occurs in the Stringybark Road area as large lots are developed for a range of residential dwelling types and densities in accordance with allocated zones. Development in this area occurs in an integrated manner and provides a high level of permeability and connectivity including new road links between Toral Drive and Jorl Court, Jorl Court and Walgarri Drive and Stringybark Road and Dixon Road (via Goshawk Boulevard and Power Road).
 - (n) Development in the Emerging community zone at 137 Crosby Hill Road, Tanawha, provides for:-
 - (i) business activities to be limited to small scale local convenience goods and services only;
 - (ii) a dedicated road link between Crosby Hill Road and Rainforest Sanctuary Drive; and
 - (iii) adequate and sensitive address of site constraints including flooding, *vegetation*, *waterways* and *wetlands*.
 - (o) Development in the Medium density residential zone, Low density residential zone, Emerging community zone and Rural residential zone provides a network of open space to meet the needs of the local community and an integrated, legible and permeable road, cycle and pathway network which connects residential neighbourhoods to the Sippy Downs Town Centre, local centres, the University of the Sunshine Coast, local schools, community and sport and recreation facilities and open space.
 - (p) Development along the Sunshine Motorway and Bruce Highway protects the visual amenity of these roads as scenic routes and provides a wide, densely vegetated *landscape buffer* to effectively screen development from these roads.
 - (q) The *transport network* is progressively upgraded to meet the needs of the local plan area and provide increased connectivity and permeability. Development contributes to, and does not compromise the provision and operation of, proposed new roads within the Sippy Downs Town Centre and the Stringybark Road area, the Sunshine Motorway or the Bruce Highway.
 - (r) Development occurs in a logical sequence and provides for the efficient and timely provision of *infrastructure* and services in a manner that does not compromise the future development of any adjoining lot or the planned ultimate development outcomes.
 - (s) Development provides telecommunications *infrastructure* and services such that the Sippy Downs local plan area, and in particular the Sippy Downs Town Centre and the University of the Sunshine Coast, has *best practice* standard telecommunications capability.

7.2.25.4 Performance outcomes and acceptable outcomes

Table 7.2.25.4.1 Performance outcomes and acceptable outcomes for assessable development in the Sippy Downs local plan area generally

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Sippy Downs Local Plan Area Generally (All Zones)</i>			
PO1	Development does not detract from the role and function of the Sippy Downs Town Centre (Major centre zone) as a major regional activity centre and the primary focus for retail, commercial and civic activities within the local plan area.	AO1	No acceptable outcome provided.
PO2	Development for a higher order business use is located in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core), including the following:- (a) a <i>full line supermarket</i> ; (b) a <i>discount department store</i> ; and (c) a <i>theatre</i> .	AO2	No acceptable outcome provided.
PO3	Development provides for buildings, structures and landscaping that are consistent with and reflect and enhance the coastal urban character of the Sippy Downs local plan area.	AO3.1	Development provides for building design which incorporates the following features:- (a) a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing; (b) articulated, pitched, skillion or curved roof forms; (c) open or transparent balustrades; and (d) landscaping integrated into the building design.
		AO3.2	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO3.3	Development provides for existing mature trees and stands of native <i>vegetation</i> to be retained and incorporated into the design of development.
PO4	Development provides for the retention and enhancement of key landscape elements including <i>wetlands</i> , wallum heathland, bushland and other areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of the Sippy Downs local plan area.	AO4	Development retains, protects and enhances existing mature trees and character <i>vegetation</i> contributing to the setting and character of the local plan area including:- (a) riparian <i>vegetation</i> along Mountain Creek and Sippy Creek; (b) bushland areas at the base of the Buderim escarpment identified on Figure 7.2.25A (Sippy Downs local plan elements) ; (c) bushland within the <i>landscape buffer</i> to the Sunshine Motorway; and (d) other character <i>vegetation</i> identified on Figure 7.2.25A (Sippy Downs local plan elements) . Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.
PO5	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance	AO5.1	Development adjacent to gateway/entry points where identified on Figure 7.2.25A (Sippy Downs local plan elements) :-

Performance Outcomes		Acceptable Outcomes	
	the sense of entry to, and character of, the Sippy Downs local plan area.	AO5.2	<p>(a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and the coastal urban character, of the local plan area, and emphasise corner locations; and</p> <p>(b) incorporates building materials such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.</p> <p>Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.</p> <p>Editor's note—Table 7.2.25.4.2 (Additional criteria for assessable development in Precinct SID LPP-1 (Sippy Downs Town Centre)) sets out the requirements for streetscape improvements in Precinct SID LPP-1 (Sippy Downs Town Centre).</p>
PO6	Development on land adjacent to the Sunshine Motorway or the Bruce Highway provides a wide densely vegetated <i>landscape buffer</i> to visually screen built form elements and maintain and enhance the visual amenity of these roads as scenic routes.	AO6	<p>Development on land adjacent to the Sunshine Motorway or the Bruce Highway provides a minimum 20 metre wide densely vegetated <i>landscape buffer</i>.</p> <p>Editor's note—Table 7.2.25.4.2 (Additional criteria for assessable development in Precinct SID LPP-1 (Sippy Downs Town Centre)) sets out the requirements for <i>landscape buffers</i> in Precinct SID LPP-1 (Sippy Downs Town Centre).</p>
PO7	Development improves local connectivity by providing an integrated, legible and permeable road, cycle and pathway network which provides connections to and between key destinations including the Sippy Downs Town Centre, local centres, the University of the Sunshine Coast, existing and proposed transit stations and public transport stops, community facilities, schools, recreation facilities and open space.	AO7.1 AO7.2	<p>Development complements and extends pedestrian and cycle linkages, including where identified on Figure 7.2.25A (Sippy Downs local plan elements).</p> <p>Development provides a simple, grid-based road/street network which complies with and complements the proposed road/street network identified on Figure 7.2.25A (Sippy Downs local plan elements).</p>
PO8	Development on land with frontage to Sippy Creek or Mountain Creek facilitates the provision of a local ecological linkage as identified on Figure 7.2.25A (Sippy Downs local plan elements) .	AO8	<p>No acceptable outcome provided.</p> <p>Editor's note—Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.</p>
PO9	Development provides for, and does not compromise the future provision and operation of, <i>transport networks</i>	AO9	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	including:- (a) proposed new roads within the Sippy Downs Town Centre (Precinct SID LPP-1), the Stringybark Road area and elsewhere in the local plan area where identified on Figure 7.2.25A (Sippy Downs local plan elements) ; (b) the Sunshine Motorway; and (c) the Bruce Highway.		
Development in the Local Centre Zone			
PO10	Development in the Local centre zone supports the role and function of:- (a) the Chancellor Park West local centre as a local (full service) activity centre providing convenience goods and service to local residents; and (b) other local business areas as local (not full service) activity centres providing basic convenience goods and services to local residents.	AO10	No acceptable outcome provided.
PO11	Development in the Local centre zone provides for the <i>gross leasable floor area</i> of commercial and retail business uses to not exceed:- (a) for the Chancellor Park West Local Centre, a total of 8,400m ² ; and (b) for other local centres, a total of 1,000m ² . Editor's note— Table 7.2.25.4.2 (Additional criteria for assessable development in Precinct SID LPP-1 (Sippy Downs Town Centre)) sets out the requirements for local centres in Precinct SID LPP-1 (Sippy Downs Town Centre).	AO11	No acceptable outcome provided.
PO12	Development in the Local centre zone provides for no more than one <i>supermarket</i> to be established so as to protect the role and function of the Sippy Downs Town Centre.	AO12	No acceptable outcome provided.
PO13	Development in the Local centre zone provides:- (a) a coherent and attractive streetfront address and achieves a high level of visual amenity; (b) vibrant and active streets and public spaces; (c) a high level of comfort and convenience for pedestrians; and (d) functional and integrated car parking and servicing areas which do not dominate the street.	AO13	Development in the Local centre zone:- (a) respects the layout, scale and character of development on adjoining sites; (b) has building openings overlooking the street; (c) provides for <i>primary active street frontages</i> , built to the front boundary, where identified on Figure 7.2.25A (Sippy Downs local plan elements) ; (d) provides all weather protection in the form of continuous awnings and/or light verandah structures over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (e) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and

Performance Outcomes		Acceptable Outcomes	
			(f) provides on-site car parking at the rear of the development, integrated with other vehicle movement areas.
Development in the Specialised Centre Zone			
PO14	Development in the Specialised centre zone provides for:- (a) existing retail showroom uses to not be expanded so as to protect the role and function of the Sippy Downs Town Centre; and (b) the total <i>gross leasable floor area</i> for all proposed, existing and approved retail uses to not exceed a total of 8,500m ² .	AO14	No acceptable outcome provided.
PO15	Development in the Specialised centre zone is located, designed and effectively screened such that it is not recognisable from the Sunshine Motorway.	AO15	No acceptable outcome provided.
Development in the Low Density Residential Zone (Toral Drive and Jorl Court)			
PO16	Development in the Low density residential zone in Toral Drive and Jorl Court provides for the amalgamation of lots to create development sites which:- (a) are of a sufficient size to ensure the coordinated and orderly development of sites; and (b) provides for a lot and street layout which avoids or minimises the creation of <i>culs-de-sac</i> and <i>rear lots</i> .	AO16	Development in the Low density residential zone in Toral Drive and Jorl Court:- (a) provides for the amalgamation of lots to create a minimum development <i>site</i> of 1 hectare; and (b) avoids the creation of <i>rear lots</i> and <i>culs-de-sac</i> .
Development in the Medium Density Residential Zone			
PO17	Development in the Medium density residential zone:- (a) provides for the establishment of a range of medium density housing types, including long and short term accommodation in close proximity to the Sippy Downs Town Centre, local centres, the University of the Sunshine Coast and other educational facilities; (b) contributes positively to local <i>streetscape</i> character; (c) provides for generous open space to be maintained between buildings to preserve a predominantly open feel; and (d) provides strong pedestrian links to the Sippy Downs Town Centre, local centres, the University of the Sunshine Coast and other educational facilities.	AO17	No acceptable outcome provided.
PO18	Development provides a minimum 20 metre wide landscaped <i>buffer</i> to the electricity substation at Power Road.	AO18	No acceptable outcome provided.
Development in the Emerging Community Zone (Lots 1 and 7 on RP817448 at 137 Crosby Hill Road, Tanawha)			
PO19	Development in the Emerging community zone on Lots 1 and 7 on RP817448 at 137 Crosby Hill Road, Tanawha, provides for the following:- (a) any commercial/retail development to be limited to small scale local convenience goods and services	AO19	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>only;</p> <p>(b) the total <i>gross leasable floor area</i> for business uses to not exceed:-</p> <p>(i) a total of 700m² for all business uses on the site;</p> <p>(ii) a total of 100m² for <i>health care services</i>; and</p> <p>(iii) a total of 500m² for any <i>shop tenancy</i>;</p> <p>(c) a public road connection, including pedestrian and cycle links, along Meads Road connecting Crosby Hill Road and Rainforest Sanctuary Drive, as identified on Figure 7.2.25A (Sippy Downs local plan elements);</p> <p>(d) adequate flood immunity whilst minimising the total amount of fill required and avoiding any adverse off site impacts;</p> <p>(e) retention of significant <i>vegetation</i> on the site including character <i>vegetation</i> identified on Figure 7.2.25A (Sippy Downs local plan elements); and</p> <p>(f) appropriate <i>buffers</i> to <i>waterways</i> and <i>wetlands</i>.</p>		
Development in the Community Facilities Zone (University of the Sunshine Coast)			
PO20	<p>Development in the Community facilities zone at the University of the Sunshine Coast:-</p> <p>(a) supports the role and function of the University of the Sunshine Coast as a regional employment opportunity area with a focus on tertiary education, training and research activities and <i>ancillary</i> activities;</p> <p>(b) does not detract from the Sippy Downs Town Centre as the primary focus for business uses and community activity within the local plan area;</p> <p>(c) integrates effectively with the Sippy Downs Town Centre;</p> <p>(d) is designed around a major open space axis linking the Sippy Downs Town Centre to the University;</p> <p>(e) provides buildings and landscaping which contribute to a distinctive image and character and define and enclose the open space axis;</p> <p>(f) provides the main transit hub for the Sippy Downs local plan area; and</p> <p>(g) provides a University Park which:-</p> <p>(i) is located where identified on Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages);</p> <p>(ii) provides the principal open space for the Sippy Downs Town Centre;</p> <p>(iii) provides a welcoming, framed view of the University from</p>	AO20	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	Stringybark Road; and (iv) is an open parkland with areas of bushland, existing trees and gardens.		
Development in the Community Facilities Zone (Lot 1 SP215755 at 227 – 237 Sippy Downs Drive)			
PO21	Development in the Community facilities zone on Lot 1 SP215755, at 227 – 237 Sippy Downs Drive:- (a) may provide for a <i>service station</i> and <i>food and drink outlet</i> (including a <i>high volume convenience restaurant</i> and <i>drive-through facility</i>); and (b) does not provide for retail or commercial activities other than those directly <i>ancillary</i> to a <i>service station</i> .	AO21	No acceptable outcome provided.

Table 7.2.25.4.2 Additional performance outcomes and acceptable outcomes for assessable development in Precinct SID LPP-1 (Sippy Downs Town Centre)⁷

Performance Outcomes		Acceptable Outcomes	
Development in Precinct SID LPP-1 (Sippy Downs Town Centre) Generally			
Town Centre Structure and Character			
PO1	Development contributes to the creation of a vibrant, mixed use, transit oriented community incorporating a range of land uses and an urban structure configured in a manner generally in accordance with Figure 7.2.25B (Sippy Downs Town Centre Master Plan) and comprising the following sub-precincts identified on Local Plan Map LPM33 :- (a) the Sippy Downs Town Centre Core (Sub-precinct SID LPSP-1a); (b) the Sippy Downs Business and Technology Sub-precinct (Sub-precinct SID LPSP-1b); and (c) the Sippy Downs West Neighbourhood (Sub-precinct SID LPSP-1c).	AO1	No acceptable outcome provided.
PO2	Development contributes to the creation of a memorable town centre by:- (a) contributing to the creation of vibrant public and semi public spaces; (b) ensuring that built form increases legibility; (c) maximising pedestrian activity; (d) providing a high level of amenity for all users; and (e) contributing to the desired character of the Sippy Downs Town Centre as a place with innovative architecture and landscaping which:- (i) reflects its surroundings; (ii) respects the preferred built form for the relevant Sub-precinct; (iii) capitalises on the sub-tropical climate;	AO2	No acceptable outcome provided. Note—the Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to achieving the desired architectural and landscape character of the Sippy Downs Town Centre.

⁷ Editor's note—the **Planning Scheme Policy for Sippy Downs Town Centre** provides guidance in relation to the achievement of certain outcomes in this code.

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (iv) has a high level of public and private amenity; (v) promotes variety and visual interest; and (vi) delivers a vibrant relationship with adjacent public and semi-public spaces. 		
Land Uses			
PO3	<p>Development in the Major centre zone in Precinct SID LPP-1 (Sippy Downs Town Centre) provides for:-</p> <ul style="list-style-type: none"> (a) a use listed as a consistent use in Column 1 of Table 7.2.25.4.3 (Sippy Downs local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone) to occur in the relevant sub-precinct; and (b) a use listed as a potentially consistent use in Column 2 of Table 7.2.25.4.3 to occur in the relevant sub-precinct only where further assessment has determined that the use is appropriate in the sub-precinct having regard to such matters as its location, nature, scale and intensity. <p>Note—a use not listed in Table 7.2.25.4.3 is an inconsistent use and is not intended to occur in the Major centre zone in the relevant sub-precinct of Precinct SID LPP-1.</p>	AO3	No acceptable outcome provided.
Connectivity and Movement			
PO4	<p>Development provides an interconnected, efficient and permeable street network which:-</p> <ul style="list-style-type: none"> (a) facilitates convenient access for pedestrians, cyclists and vehicles; (b) provides clear, safe and convenient connections to existing and proposed streets; (c) in the case of Principal Streets:- <ul style="list-style-type: none"> (i) are located where identified on Figure 7.2.25A (Sippy Downs local plan elements); and (ii) provide the focus for activity and movement in the Sippy Downs Town Centre; (d) in the case of Local Access Streets:- <ul style="list-style-type: none"> (i) are provided in the approximate location identified on Figure 7.2.25A (Sippy Downs local plan elements); and (ii) provide for additional through connections in the street network; and (e) ensures that all Principal and Local Access Streets are provided and are dedicated as road reserve. 	AO4	<p>Development provides for all Principal Streets and Local Access Streets:-</p> <ul style="list-style-type: none"> (a) to be provided in the locations identified on Figure 7.2.25A (Sippy Downs local plan elements); (b) to be designed in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre; and (c) to be dedicated as road reserve.
PO5	Development provides a support network of rear/service lanes to provide:-	AO5	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (a) vehicle access to lots; (b) service functions; (c) intra-block connectivity; (d) high levels of vehicle and pedestrian permeability; (e) opportunities for shared or consolidated access and servicing; and (f) further block subdivision. 		
PO6	<p>Development provides for vehicular access arrangements which:-</p> <ul style="list-style-type: none"> (a) do not provide for direct access to/from 'A' Street where in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core), Stringybark Road or Town Centre Connector Roads where identified on Figure 7.2.25D (Sippy Downs Town Centre Road/Street Designations); and (b) provide for limited direct access to/from:- <ul style="list-style-type: none"> (i) other Principal Streets; and (ii) 'A' Street, where in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) or Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct); and (c) do not restrict the ability of adjacent premises to achieve access to/from a Local Access Street. 	<p>AO6.1</p> <p>AO6.2</p> <p>AO6.3</p> <p>AO6.4</p>	<p>Development provides that a servicing area and a car parking area are only accessed from a Local Access Street.</p> <p>Vehicular access to 'A' Street where in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) or Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) is limited to instances where access cannot be reasonably achieved from a Local Access Street.</p> <p>Development is designed and sited such that it does not restrict the ability of adjacent premises to achieve vehicular access to a Local Access Street.</p> <p>Where direct vehicular access to 'A' Street is required, because access is not possible from another street, the access to 'A' street is limited to left-in/left-out movements only and is temporary until the preferred access arrangement can be achieved.</p>
PO7	<p>Development contributes to the creation of a safe and convenient pedestrian and cycle movement network, including where identified on Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages).</p>	AO7	No acceptable outcome provided.
PO8	<p>Development provides pedestrian through block links which:-</p> <ul style="list-style-type: none"> (a) are located: <ul style="list-style-type: none"> (i) generally in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); and (ii) at other mid block locations to align with key activity nodes and the indicative pedestrian crossings of streets; (b) provide guaranteed 24 hour/7 days a week public access by means of a dedicated easement to <i>Council</i>; (c) are consistent with the preferred street layout; and (d) have a minimum width of 5 metres. 	AO8	<p>No acceptable outcome provided.</p> <p>Note—the Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to the provision of pedestrian through block links.</p>
Parking			
PO9	<p>Development being a multi-level car parking structure:-</p> <ul style="list-style-type: none"> (a) is sleeved behind the active street <i>frontage</i>; (b) does not have a direct street <i>frontage</i> other than to a Local 	AO9	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	Access Street; and (c) in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core), is located towards the periphery of the Sub-precinct generally in the locations identified in Figure 7.2.25C (Sippy Downs Town Centre Core Plan) .		
PO10	Development which is adjacent to the Sunshine Motorway ensures that any car parking area is not visible from the Sunshine Motorway.	AO10	No acceptable outcome provided.
PO11	Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) and Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) provides for small scale landscaped car parking areas which are designed to minimise visual impacts.	AO11	No acceptable outcome provided.
Built Form			
PO12	Development takes on a perimeter block form to:- (a) maintain and define an active public realm; (b) maximise casual surveillance of streets; and (c) allow high densities to be achieved without high rise buildings.	AO12	No acceptable outcome provided. Note—the Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to 'Perimeter block' form. Note—for the purposes of development in the Sippy Downs Town Centre, the built form provisions, including <i>site cover</i> and <i>setback</i> provisions, of the Multi-unit residential uses code and Business uses and centre design code do not apply. To remove any doubt, built form for the Sippy Downs Town Centre is to be in accordance with the provisions specified in this code.
PO13	Development ensures that buildings (including balconies) maintain a maximum building depth of 25 metres from the property <i>frontage</i> unless:- (a) for a large floor plate use being a <i>supermarket</i> or a <i>discount department store</i> , which is unable to be located entirely within the perimeter development area; (b) for a multi-storey car parking station, which is to be located in accordance with performance outcome PO9; or (c) where a 'pedestrian through block link' is identified in conjunction with ' <i>secondary active street frontage</i> ' in Figure 7.2.25C (Sippy Downs Town Centre Core Plan) , development should address these links.	AO13	No acceptable outcome provided.
PO14	Development ensures that a building is located and designed to support the desired character of the Sippy Downs Town Centre to:- (a) capitalise on vistas and use built form elements to create an appropriate landmark to increase legibility within the Sippy Downs Town Centre; (b) respond to emerging architectural themes and ideas;	AO14	No acceptable outcome provided. Note—The Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to achieving the desired architectural and landscape character of the Sippy Downs Town Centre and building massing and composition.

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (c) reduce the reliance on non-renewable energy sources for heating and cooling systems in response to the local climate; (d) minimise excessive shade or sun exposure on public spaces; (e) deliver a high level of public and private amenity; (f) promote variety and visual interest within the <i>streetscape</i> and public realm; (g) provide a sense of enclosure to streets and public spaces; (h) provide for a seamless transition from external areas to internal areas; (i) ensure equitable access to attractive views and prevailing cooling breezes; and (j) avoid excessively wide and tall facades and inadequate spaces between buildings. 		
PO15	<p>The height of buildings complies with Figure 7.2.25E (Sippy Downs Town Centre Building Heights) such that:-</p> <ul style="list-style-type: none"> (a) buildings fronting a Principal Street have:- <ul style="list-style-type: none"> (i) a maximum height of not more than 6 <i>storeys</i> and not more than 25 metres, other than where otherwise provided for in performance outcome PO52 below; and (ii) a minimum height of not less than:- <ul style="list-style-type: none"> (A) 1 <i>storey</i> where for the purposes of a <i>child care centre</i> located in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood)); and (B) 2 <i>storeys</i> otherwise; and (b) buildings fronting a Local Access Street have:- <ul style="list-style-type: none"> (i) a maximum height of not more than 4 <i>storeys</i> and not more than 15 metres; and (ii) a minimum height of not less than 2 <i>storeys</i>. 	AO15	No acceptable outcome provided.
PO16	<p>Development provides for a variation in <i>building height</i> such that:-</p> <ul style="list-style-type: none"> (a) development on a Principal Street provides for buildings taller than 4 <i>storeys</i> or 15 metres to be limited to the following locations:- <ul style="list-style-type: none"> (i) the corner of two Principal Streets; (ii) premises where a separation of 30 metres is achieved to an existing or future 5 or 6 <i>storey</i> corner element; (iii) towards the <i>frontage</i> of 'A' Street and Sippy Downs Drive; and (iv) at a terminating vista; and (b) development on a Local Access 	AO16	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	Street provides for buildings taller than 2 <i>storeys</i> or 8.5 metres to be limited to corner locations.		
PO17	Development on a Principal Street limits the size of the building footprint above 4 <i>storeys</i> or 15 metres and provides separation between the built form elements to:- (a) reduce the wall effects of development and ensure that light and air can penetrate; (b) ensure that taller buildings act as 'pop up' elements above a lower 2 to 4 <i>storey</i> (15 metre) wall rather than as part of a taller wall; (c) create a varied skyline; (d) create vistas up and out of streets to the sky and landscape elements; (e) incorporate a variety of dwelling types; (f) ensure that privacy between <i>dwellings</i> is enhanced and that overlooking and overshadowing is minimised; and (g) provide greater variety to the <i>streetscape</i> .	AO17	No acceptable outcome provided. Note—the Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to achieving desired outcomes for the taller elements of buildings.
PO18	Development which is more than 4 <i>storeys</i> or 15 metres in height and situated on a corner ensures that the part of the building which is above 4 <i>storeys</i> or 15 metres:- (a) is limited to a maximum footprint of 450m ² ; and (b) has a minimum horizontal separation distance of 30 metres to other elements above 4 <i>storeys</i> or 15 metres.	AO18	No acceptable outcome provided. Note—the Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to achieving desired outcomes for the taller elements of buildings.
PO19	Development minimises gaps between buildings fronting streets and where a break or separation is provided between buildings for service access or other purposes, a minimum clear distance of 6 metres is provided between the buildings for the full height of the structure.	AO19	No acceptable outcome provided.
PO20	Development for a residential use exceeding 4 <i>storeys</i> or 15 metres in height that faces or backs onto another residential use provides a minimum separation distance of 18 metres between the balconies of the residential uses.	AO20	No acceptable outcome provided.
Landscape Buffer			
PO21	Development provides a <i>landscape buffer</i> in the form of a Forest Buffer to the Sunshine Motorway which:- (a) retains all existing <i>vegetation</i> within the <i>buffer area</i> ; (b) is of sufficient width to effectively screen development and provide a visual buffer to and from the Sunshine Motorway; (c) where on the southern side of the Sunshine Motorway, is transferred to the <i>Council</i> in freehold tenure;	AO21	Development provides a <i>landscape buffer</i> in the form of a Forest Buffer to the Sunshine Motorway which:- (a) has a minimum width of 20 metres measured from the Sunshine Motorway property boundary; (b) is provided in the location identified on Figure 7.2.25B (Sippy Downs Town Centre Master Plan) ; (c) where on the southern side of the Sunshine Motorway, is transferred to the <i>Council</i> in freehold tenure; and

Performance Outcomes		Acceptable Outcomes	
	<p>(d) is located in accordance with Figure 7.2.25B (Sippy Downs Town Centre Master Plan);</p> <p>(e) provides a maintenance aisle adjacent to the <i>buffer</i> area capable of accommodating a small truck/ute and all services including sewer and stormwater treatment functions;</p> <p>(f) does not contain any type of above or below ground development or structure; and</p> <p>(g) where no <i>vegetation</i> exists, provides a densely vegetated area similar to Regional Ecosystems in the area.</p>		<p>(d) is designed in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.</p>
Landscaping and Environment			
PO22	Development provides for retained environmentally sensitive areas to be included in appropriately sized and located areas to ensure that protected or threatened communities or species can continue to grow and reproduce in the locality without being detrimentally impacted upon by adjacent land uses.	AO22	<p>Development ensures that retained environmentally sensitive areas are:-</p> <p>(a) included in corridors linking these areas to nearby bushland remnants;</p> <p>(b) protected by an adequate <i>buffer</i> to avoid degradation as a result of edge effects; and</p> <p>(c) protected from nearby development that may negatively impact on the ability of plants to continue to grow and reproduce.</p> <p>Note—Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages) identifies an Environmentally Sensitive Area (Frog breeding and forage habitat).</p>
PO23	<p>Development:-</p> <p>(a) retains existing significant <i>vegetation</i> in parks and reserves; and</p> <p>(b) wherever reasonably practicable, retains examples of healthy existing trees and incorporates them into the design of development.</p>	<p>AO23.1</p> <p>AO23.2</p>	<p>Development retains existing <i>vegetation</i>, in particular the understorey, in parks, drainage reserves, road reserves and on land with steep gradients.</p> <p>Development retains existing healthy trees on development lots where they are a minimum of 10 metres from a building and 5 metres from other development.</p> <p>Note—the Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to the retention of existing <i>vegetation</i> within the Sippy Downs Town Centre.</p>
PO24	<p>Development provides new planting which:-</p> <p>(a) enhances the sub-tropical image and character desired for the Sippy Downs Town Centre; and</p> <p>(b) includes mature trees which shade road and car parking areas.</p>	<p>AO24.1</p> <p>AO24.2</p>	<p>Development provides soft and hard landscaping on premises, including but not limited to:-</p> <p>(a) feature planting areas along primary <i>frontages</i>;</p> <p>(b) shade trees in car parking areas;</p> <p>(c) screening of buffer planting areas; and</p> <p>(d) planting integrated with building forms.</p> <p>Where feature plantings are used in landmark locations, the following species are used:-</p> <p>(a) <i>Archontophoenix cununinghamiana</i>; or</p> <p>(b) <i>Livistona australis</i>.</p>
PO25	Development provides on-site landscaping involving deep planting	AO25	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>which is free of <i>basement</i> car parking and is not less than:-</p> <p>(a) in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) – 10% of the <i>site</i>; and</p> <p>(b) in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) – 20% of the <i>site</i>.</p>		
PO26	<p>Development provides street trees which:-</p> <p>(a) are appropriate to the context and setting of the development;</p> <p>(b) provide continuity of species type along the full length of streets; and</p> <p>(c) have large shady canopies which shade footpath, road and car parking areas and provide traffic calming by overhanging streets.</p>	AO26	<p>Development provides street trees in accordance with the species types and applicable street cross section detail specified in the Planning scheme policy for Sippy Downs Town Centre.</p>
PO27	<p>Development of premises with a <i>frontage</i> to:-</p> <p>(a) Sippy Downs Drive, Stringybark Road, University Way and 'A' Street, provides attractive tree-lined streets with lighting, planting and street furniture;</p> <p>(b) Local Access Streets incorporate lighting, landscaped verges and medians (where appropriate) and on-street car parking to provide flexibility for both commercial uses and residential uses; and</p> <p>(c) other new streets, provide avenue tree planting on their verges.</p>	AO27	<p>Development provides for street lighting, planting, verges and street furniture in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.</p>
PO28	<p>Development provides for footpaths which:-</p> <p>(a) differentiate with the road/street types where identified in Figure 7.2.25D (Sippy Downs Town Centre Road / Street Designations);</p> <p>(b) have a high level of presentation;</p> <p>(c) are consistent in patterning with adjoining properties;</p> <p>(d) in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) and Sub-precinct SID LPSP-1a (Sippy Downs Business and Technology Sub-precinct), cater for high pedestrian usage and outdoor dining; and</p> <p>(e) in residential streets are concrete paved footpaths with turfed verges.</p>	AO28	<p>Development provides for footpaths in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.</p>
PO29	<p>Development provides street furniture which:-</p> <p>(a) is comfortable, functional, robust, attractive and safe to use;</p> <p>(b) does not require high levels of maintenance;</p> <p>(c) is in keeping with the landscape character of Sippy Downs and the Town Centre;</p> <p>(d) is appropriately placed; and</p> <p>(e) is of a character and design which fulfils the needs of the users.</p>	AO29	<p>Development provides for street furniture in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.</p>

Performance Outcomes		Acceptable Outcomes	
Integrated Water Management			
PO30	Development incorporates a range of Integrated Water Management initiatives to:- (a) achieve an integrated approach to water management; (b) provide more sustainable water supply <i>infrastructure</i> within the Town Centre; and (c) protect or enhance the environmental values and quality of receiving waters.	AO30	Development provides for water supply, wastewater and stormwater <i>infrastructure</i> in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre .
Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core)			
Land Uses and Locations (Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core))			
PO31	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) provides for a wide range and a 'fine grain' mix of uses, with an emphasis on uses that are complementary to the University of the Sunshine Coast.	AO31	No acceptable outcome provided.
PO32	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) is generally in accordance with, and does not compromise the achievement of, the Town Centre layout identified on Figure 7.2.25C (Sippy Downs Town Centre Core Plan) such that:- (a) all retail premises being a <i>supermarket</i> or a <i>discount department store</i> are separated by a street; (b) no more than 2 <i>full line supermarkets</i> are provided; (c) no more than 2 small <i>supermarkets</i> are provided; (d) no more than 1 <i>discount department store</i> is provided; (e) vehicle <i>access</i> points to retail premises being a <i>supermarket</i> or a <i>discount department store</i> are located towards the periphery of the Sub-precinct; (f) large scale on-site car-parking areas and <i>access</i> to those areas is located at the periphery of the Sub-precinct; (g) rear service lanes are provided; (h) existing <i>vegetation</i> is preserved to provide a Landscape (Forest) Buffer to manage the visual appearance of development backing onto the Sunshine Motorway and protect the image of the Town Centre; (i) through block pedestrian links are provided to maximise pedestrian permeability in addition to the street-based pedestrian network; and (j) a minimum of 1,500m ² of land is transferred to the <i>Council</i> in freehold to provide for the establishment of a multi purpose, integrated community facility.	AO32	No acceptable outcome provided. Note—the Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to the Sippy Downs Town Centre Core Plan.

Performance Outcomes		Acceptable Outcomes	
PO33	<p>Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) is arranged to maximise the vibrancy of public spaces and semi-public spaces by:-</p> <ul style="list-style-type: none"> (a) arranging <i>active uses</i> to front public spaces and maximise pedestrian activity; (b) providing for the orientation and clustering of pedestrian intensive development towards Principal Streets; (c) ensuring a variety of compatible mixed uses are provided within each <i>site</i>; and (d) ensuring uses and spaces are safe, equitable and accessible. 	AO33	No acceptable outcome provided.
PO34	<p>Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) for an accommodation building or <i>multiple dwelling</i>:-</p> <ul style="list-style-type: none"> (a) is incorporated into a <i>mixed use development</i>; and (b) where in a location identified as requiring <i>primary active street frontage</i> on Figure 7.2.25C (Sippy Downs Town Centre Core Plan), ensures that all <i>dwellings</i> and <i>rooming units</i> are located above the <i>ground storey</i>. 	AO34	No acceptable outcome provided.
PO35	<p>Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) for a large floor plate retail use including a <i>supermarket</i> or a <i>discount department store</i>:-</p> <ul style="list-style-type: none"> (a) is located generally in accordance with an area identified as 'Large Floor Plate Retail' as shown on the Figure 7.2.25C (Sippy Downs Town Centre Core Plan); (b) is embedded within a block and is sleeved by finer grain <i>mixed use development</i> to maintain active pedestrian frontages to the streets; (c) ensures that 'A' Street is the primary retail location and pedestrian movement path by:- <ul style="list-style-type: none"> (i) maintaining close proximity to 'A' Street and locating the main pedestrian entrance as close to 'A' Street as possible; (ii) ensuring that pedestrian entrance points to each large floor plate store are accessed only from 'A' Street and lead only to one large floor plate use; (iii) ensuring that the street is the easiest way for people to move between large floor plate uses; (iv) ensuring that the large floor plate use is not oriented towards a car parking area; and (v) ensuring that pedestrian 	AO35	<p>No acceptable outcome provided.</p> <p>Note—the Planning scheme policy for Sippy Downs Town Centre provides guidance in relation to the location of large floor plate retail uses.</p>

Performance Outcomes		Acceptable Outcomes	
	movements from car parking areas result in activity on 'A' Street.		
PO36	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) ensures that any entrance to a <i>supermarket, discount department store</i> or other large retail premises:- (a) does not visually dominate a public space; and (b) does not present large scale signage or excessive building openings to a public space.	AO36	No acceptable outcome provided.
PO37	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) for a use which generates high pedestrian activity, such as a large <i>shop</i> ('mini major'), <i>theatre</i> (being a cinema) or <i>hotel</i> , is strategically located to support street-based movement and other street-facing uses.	AO37	No acceptable outcome provided.
PO38	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) for a retail premises:- (a) is limited to locations fronting areas identified as a 'Main Street' as shown on the Figure 7.2.25C (Sippy Downs Town Centre Core Plan) ; and (b) has the street as its primary address.	AO38	No acceptable outcome provided
PO39	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) on premises with a <i>frontage</i> to a 'Main Street' where identified on Figure 7.2.25C (Sippy Downs Town Centre Core Plan) :- (a) provides a continuous pedestrian friendly facade and incorporates activities located at ground level to create a vibrant and active <i>streetscape</i> with high levels of casual surveillance; and (b) provides continuous weather protection for pedestrians.	AO39	Development of premises with a <i>frontage</i> to a 'Main Street' where identified on Figure 7.2.25C (Sippy Downs Town Centre Core Plan) ensures that the ground <i>storey</i> level of premises:- (a) provides a fine scale built form; (b) has building openings overlooking the street; (c) incorporate shopfronts, indoor/outdoor cafes and restaurants and other activities that are likely to foster casual, social and business interaction for extended periods; (d) provides all weather protection in the form of continuous awnings over footpath areas; (e) ensures that signage is integrated with the building; and (f) includes provision of landscaping, shaded seating and consistent paving materials on footpaths in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.
PO40	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) for any business use does not provide for a <i>drive-through facility</i> .	AO40	No acceptable outcome provided.
Maximum Retail Floorspace (Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core))			
PO41	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) does not result in a concentration of retail uses in one part of the Sub-precinct but disperses retail uses across	AO41	No acceptable outcome provided. Note—the matters that <i>Council</i> may take into account in assessing and deciding a development application for retail uses in the Town Centre Core include, but may not

Performance Outcomes		Acceptable Outcomes	
	the Sub-precinct.		<p>necessarily be limited to, the following:-</p> <ul style="list-style-type: none"> (a) the maximum retail floor space that is realistically viable for the Town Centre Core in the medium and long term; (b) whether the proposal, if approved, would unreasonably limit the viable provision of retail uses in the remainder of the Town Centre Core in the medium or long term; (c) the extent to which the proposal satisfies other outcomes of this code and epitomises the 'vision' and 'planning intent' for Sippy Downs Town Centre; and (d) whether the proposal, if approved, is likely to compromise the <i>Sunshine Coast activity centre network</i> by having an adverse impact on the Maroochydore Principal Activity Centre or the major activity centres at Nambour and Kawana Waters. <p>Note—<i>Council</i> may require the preparation of an Economic Impact Assessment to determine:-</p> <ul style="list-style-type: none"> (a) whether the scale and range of retail uses proposed is reasonable and appropriate, having regard to the matters detailed above; and (b) compliance with other outcomes of this code as relevant to the proposal. <p>Note—a development application that proposes a concentration of retail uses and/or a total <i>gross leasable floor area</i> for retail uses:-</p> <ul style="list-style-type: none"> (a) that is considered to compromise the achievement of the 'vision' and 'planning intent' for Sippy Downs Town Centre; or (b) which results in an ultimate development outcome that is not generally in accordance with the Town Centre Layout identified on Figure 7.2.25C (Sippy Downs Town Centre Core Plan); <p>will not be supported.</p>
PO42	<p>Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) does not result in any of the following:-</p> <ul style="list-style-type: none"> (a) the development of more than 1 <i>discount department store</i>; (b) the development of more than 2 <i>full line supermarkets</i>, with each having a <i>gross leasable floor area</i> not exceeding 4,300m²; (c) the development of more than 2 <i>small supermarkets</i>, with each having a <i>gross leasable floor area</i> not exceeding 1,500m²; (d) the total <i>gross leasable floor area</i> of any other <i>shop</i> exceeding 300m²; or (e) the development of a <i>showroom</i>. 	AO42	No acceptable outcome provided.
Residential Development (Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core))			
PO43	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) provides a minimum <i>residential density</i> of 50 <i>equivalent dwellings</i> per hectare.	AO43	No acceptable outcome provided.
PO44	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) ensures that:-	AO44	No acceptable outcome provided.
	<ul style="list-style-type: none"> (a) residential development is provided in conjunction with the first non- 		

Performance Outcomes		Acceptable Outcomes	
	<p>residential stages of development; or</p> <p>(b) where a staged approach to the provision of residential development is proposed:-</p> <p>(i) the early stages of non-residential development are designed and constructed in a manner which provides for or supports the future provision of residential development in accordance with the intent and outcomes for the town centre expressed in this code; and</p> <p>(ii) there is an agreement in place between the developer and the <i>Council</i> that guarantees the provision of residential development as part of the subsequent stages of development.</p>		
Setbacks (Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core))			
PO45	<p>Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) provides for the following:-</p> <p>(a) a building fronting a Principal Street:-</p> <p>(i) is built to the road <i>frontage</i>;</p> <p>(ii) is massed horizontally rather than vertically;</p> <p>(iii) is stepped back no more than 4 metres above the fourth <i>storey</i>; and</p> <p>(iv) does not step back above the fourth <i>storey</i> where on a corner; and</p> <p>(b) a building fronting a Local Access Street:-</p> <p>(i) is <i>setback</i> no more than 3 metres at the ground <i>storey</i>; and</p> <p>(ii) is set back above the third <i>storey</i> to allow for balconies and roof form expression.</p>	AO45	No acceptable outcome provided.
Public Open Space (Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core))			
PO46	<p>Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) provides a public space in the form of a central Town Square which:-</p> <p>(a) is transferred to the <i>Council</i> in freehold tenure;</p> <p>(b) is located generally in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages);</p> <p>(c) has minimum dimensions of 40 metres by 40 metres;</p> <p>(d) has buildings with active <i>frontages</i> fronting the Town Square;</p> <p>(e) provides shade trees and public seating;</p> <p>(f) provides a minimum of 75% hard paved area;</p> <p>(g) provides for planting areas; and</p> <p>(h) provides integrated public art, a</p>	AO46	<p>Development provides a Town Square which:-</p> <p>(a) is located in accordance with the Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); and</p> <p>(b) is designed in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.</p>

Performance Outcomes		Acceptable Outcomes	
	water feature or the like.		
PO47	Development in Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core) provides <i>public open space</i> in the form of Mini Plazas which:- (a) are located generally in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages) ; (b) have minimum dimensions of 9 metres by 9 metres; (c) provide shade trees and public seating; (d) contain planting to soften the built form edges where pedestrian access is not required; (e) do not operate for private use, such as footpath dining, unless the area for private use is provided in addition to the minimum dimensions; and (f) provide integrated public art, a water feature or the like.	AO47	Development provides Mini Plazas which:- (a) are located in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages) ; and (b) are designed in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre .
Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct)			
Land Uses and Locations (Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct))			
PO48	Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct):- (a) supports the creation of a 'knowledge-based' employment precinct that has a strong nexus with the University of the Sunshine Coast and provides opportunities to incubate and grow businesses; (b) comprises a range of commercial, educational, research and technology, medical, institutional, governmental, and some residential activities that support and complement the Sippy Downs Town Centre Core (Sub-precinct SID LPSP-1a) and the University of the Sunshine Coast; and (c) provides for retail uses to be limited and located only in the local centre.	AO48	No acceptable outcome provided
PO49	Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) provides a local centre which:- (a) functions as a local (not full service) activity centre providing basic convenience goods and services to employees and residents of the immediate area; (b) is located on the southern side of the 'Main Street' designation where identified on Figure 7.2.25B (Sippy Downs Town Centre Master Plan) fronting the Town Plaza; and (c) does not exceed a total <i>gross leasable floor area</i> of 500m ² for all retail and catering uses; and (d) comprises one or more of the following:- (i) <i>shop</i> (having a <i>gross</i>	AO49	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p><i>leasable floor area</i> not exceeding 100m²); and</p> <p>(ii) <i>food and drink outlet</i>.</p>		
PO50	<p>Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) for an industrial activity being <i>research and technology industry</i>:-</p> <p>(a) is primarily focused on research and design and involves no, or only a limited component of, manufacturing, assembly, testing, maintenance and/or storage of machinery, equipment and components;</p> <p>(b) is compatible with the mixed use nature of the Sub-precinct and is designed, located and operated in a manner which preserves the amenity of adjoining and nearby non-industrial uses; and</p> <p>(c) is in a building which complies with the built form requirements for the Sippy Downs Town Centre as outlined in performance outcomes PO12-PO20 above.</p>	AO50	No acceptable outcome provided.
PO51	<p>Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) for a large scale health facility, such as a <i>hospital</i> or medical centre:-</p> <p>(a) is located in a form that is compatible with the Sippy Downs Town Centre and Surrounds street network as identified in Figure 7.2.25D (Sippy Downs Town Centre Road/Street Designations); and</p> <p>(b) positively defines and activates streets and public places by ensuring that:-</p> <p>(i) the buildings face the streets and that <i>ancillary</i> activities, such as pharmacies and clinics, are provided along street <i>frontages</i>;</p> <p>(ii) the entrance fronts onto a Principal Street and a public space;</p> <p>(iii) there is a connection to the campus of the University of the Sunshine Coast and 'A' Street; and</p> <p>(iv) multi-deck car parking is sleeved behind street facing uses.</p>	AO51	No acceptable outcome provided.
PO52	<p>Development on that part of Lot 1 SP211690 (142 – 162 Sippy Downs Drive) located south east of 'B' Street:-</p> <p>(a) may provide for a maximum <i>building height</i> of 8 storeys and not more than 30 metres where for the purposes of a large scale health and educational facility; and</p> <p>(b) demonstrates compliance with the provisions of this code relevant to</p>	AO52	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>the site, including but not limited to ensuring that the following <i>infrastructure</i> elements are provided:-</p> <p>(i) Principal and Local Access Streets as indicated on Figure 7.2.25D (Sippy Downs Town Centre Road/Street Designations) and further described in performance outcome PO4 of this table; and</p> <p>(ii) a <i>public open space</i> in the form of a Town Plaza as indicated on Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages) and further described in performance outcome PO56 of this table.</p>		
PO53	<p><i>Mixed use development</i> in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) provides for residential dwellings to be located above the ground <i>storey</i> where fronting a Principal Street.</p>	AO53	No acceptable outcome provided.
Maximum Retail Floorspace (Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct))			
PO54	<p>Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) does not result in the total <i>gross leasable floor area</i> of all proposed, existing and approved retail premises in the Sub-precinct exceeding 500m² in order to protect the role and function of the town centre core.</p>	AO54	No acceptable outcome provided.
Setbacks (Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct))			
PO55	<p>Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) provides for the following:-</p> <p>(a) a building fronting a Principal Street:-</p> <p>(i) is built to the road <i>frontage</i>;</p> <p>(ii) is massed horizontally rather than vertically;</p> <p>(iii) is stepped back no more than 4 metres above the fourth <i>storey</i>; and</p> <p>(iv) does not step back above the fourth <i>storey</i> where on a corner; and</p> <p>(b) a building fronting a Local Access Street:-</p> <p>(i) is <i>setback</i> no more than 3 metres at the ground <i>storey</i>; and</p> <p>(ii) is set back above the third <i>storey</i> to allow for balconies and roof form expression.</p>	AO55	No acceptable outcome provided.
Public Open Space (Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct))			
PO56	<p>Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) provides a</p>	AO56	<p>Development provides a Town Plaza which:-</p> <p>(a) is located in accordance with the</p>

Performance Outcomes		Acceptable Outcomes	
	<p><i>public open space</i> in the form of a Town Plaza which:-</p> <ul style="list-style-type: none"> (a) is transferred to the <i>Council</i> in freehold tenure; (b) is located in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); (c) has minimum dimensions of 80 metres by 35 metres; (d) provides shade trees and public seating; (e) provides a mix of paved, grassed and landscaped areas; (f) is designed to provide opportunities for a kiosk or small scale cafe with outdoor dining; and (g) provides public toilets, integrated public art, a water feature or the like. 		<p>Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); and</p> <ul style="list-style-type: none"> (b) is designed in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.
PO57	<p>Development in Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct) provides <i>public open space</i> in the form of Mini Plazas which:-</p> <ul style="list-style-type: none"> (a) are located generally in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); (b) have minimum dimensions of 9 metres by 9 metres; (c) provide shade trees and public seating; (d) contain planting to soften the built form edges where pedestrian access is not required; (e) do not operate for private use, such as footpath dining, unless the area for private use is provided in addition to the minimum dimensions; and (f) provide integrated public art, a water feature or the like. 	AO57	<p>Development provides Mini Plazas which:-</p> <ul style="list-style-type: none"> (a) are located in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); and (b) are designed in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.
Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood)			
Land Uses and Locations (Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood))			
PO58	<p>Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) provides for a high quality, walkable residential neighbourhood comprising a range of high density housing types supported by limited community activities, being a <i>child care centre</i>, a <i>corner store</i>, and a limited number of <i>food and drink outlets</i> in the form of small scale boutique restaurants/cafes.</p>	AO58	No acceptable outcome provided.
PO59	<p>Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) for a <i>corner store</i>:-</p> <ul style="list-style-type: none"> (a) serves the local residents of the Sub-precinct; and (b) is located centrally within the Sub-precinct on premises which is situated on the southern side of 'A' Street, on either corner of the 	AO59	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	intersection of 'A' and 'V' Streets.		
PO60	Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) for a <i>food and drink outlet</i> :- (a) is of a small scale boutique nature; (b) is not a <i>high volume convenience restaurant</i> ; (c) provides outdoor dining; (d) does not result in the total <i>gross leasable floor area</i> of all <i>food and drink outlets</i> in the Sub-precinct exceeding 100m ² ; (e) does not exceed 50m ² ; and (f) is located centrally within the Sub-Precinct on the southern side of 'A' Street on either corner of the intersection of 'A' and 'V' Streets.	AO60	No acceptable outcome provided.
Setbacks (Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood))			
PO61	Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) provides for the following:- (a) a building fronting a Principal Street:- (i) is <i>setback</i> no more than 3 metres from the property <i>frontage</i> at the ground <i>storey</i> ; (ii) is massed horizontally rather than vertically; (iii) is stepped back no more than 5 metres above the fourth <i>storey</i> to allow for balconies and roof form expression; and (iv) does not step back above the fourth <i>storey</i> where on a corner; and (b) a building fronting a Local Access Street:- (i) is <i>setback</i> no more than 5 metres at the ground <i>storey</i> ; and (ii) is set back above the third <i>storey</i> to allow for balconies and roof form expression.	AO61	No acceptable outcome provided.
Minimum Residential Density (Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood))			
PO62	Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) provides a minimum <i>residential density</i> of 50 <i>equivalent dwellings</i> per hectare.	AO62	No acceptable outcome provided.
Public Open Space (Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood))			
PO63	Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) provides <i>public open space</i> in the form of a Forest Park which:- (a) is transferred to <i>Council</i> in freehold tenure; (b) is located generally in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages) ; (c) primarily provides for the retention	AO63	Development provides the Forest Park West which:- (a) is located in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages) ; and (b) is designed in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre .

Performance Outcomes		Acceptable Outcomes	
	<p>of remnant <i>vegetation</i> of ecological value;</p> <p>(d) is a minimum of 2 hectares in area;</p> <p>(e) has a combination of established trees and understorey (70%), established trees and lawn (15%) and open lawn areas (15%);</p> <p>(f) provides a variety of formal and informal pathways to provide pedestrian and cycle access and circulation through the <i>park</i>; and</p> <p>(g) provides facilities including public toilets, picnic shelters, BBQ's, seating areas, signage, walking tracks, kick-a-ball field and play space located near the southern boundary and entrance to the <i>park</i> at the intersection with 'V' Street.</p>		
PO64	<p>Development in Sub-precinct SID LPSP-1c (Sippy Downs West Neighbourhood) provides <i>public open space</i> in the form of a Neighbourhood Park which:-</p> <p>(a) is transferred to the <i>Council</i> in freehold tenure;</p> <p>(b) is located generally in accordance with Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages);</p> <p>(c) is a minimum of 600m² in area;</p> <p>(d) has a minimum street <i>frontage</i> of 20 metres and a minimum depth of 15 metres; and</p> <p>(e) is located so as to terminate the vista from 'X' Street.</p>	AO64	<p>Development provides a Neighbourhood Park which:-</p> <p>(a) is located in accordance with the Figure 7.2.25F (Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages); and</p> <p>(b) is designed in accordance with the standards specified in the Planning scheme policy for Sippy Downs Town Centre.</p>

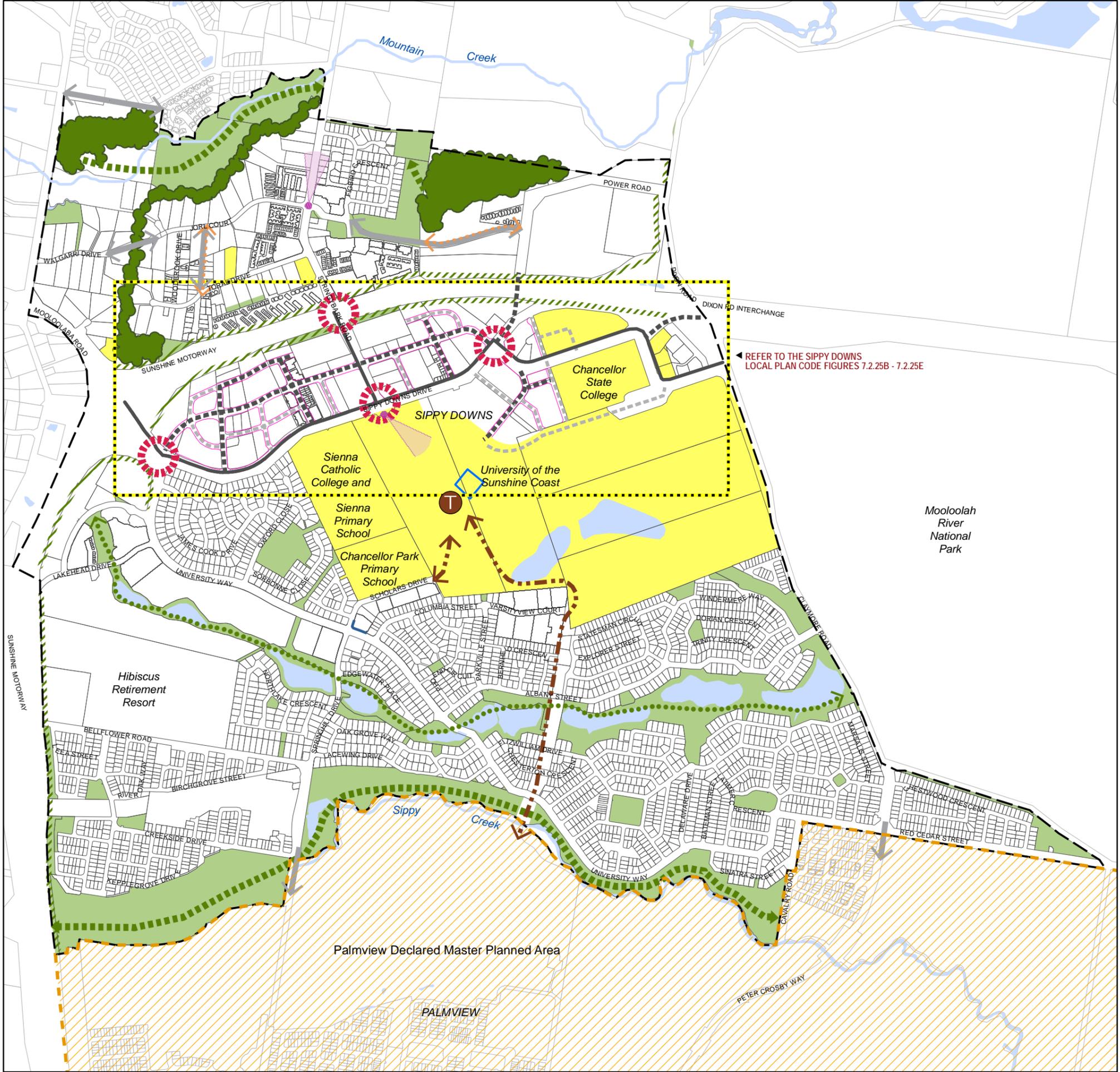
Table 7.2.25.4.3 Sippy Downs local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone

Note—this table overrides the consistent and potentially consistent uses specified in the zone codes in **Part 6 (Zones)** for the precincts and sub-precincts specified.

Column 1 Consistent uses	Column 2 Potentially consistent uses
Major Centre Zone (Precinct SID LPP-1 – Sippy Downs Town Centre) – Sub-precinct SID LPSP-1a (Sippy Downs Town Centre Core)	
Residential activities	
<p>(a) <i>Caretaker's accommodation</i></p> <p>(b) <i>Community residence</i></p> <p>(c) <i>Multiple dwelling</i></p> <p>(d) <i>Residential care facility</i></p> <p>(e) <i>Retirement facility</i></p> <p>(f) <i>Rooming accommodation</i></p> <p>(g) <i>Short-term accommodation</i></p>	None
Business activities	
<p>(d) <i>Adult store</i> (where not located in an <i>adult store sensitive use area</i> and forming part of a <i>mixed use development</i>)</p> <p>(e) <i>Agricultural supplies store</i> (where forming part of a <i>mixed use development</i>)</p> <p>(f) <i>Bar</i> (where forming part of a <i>mixed use development</i>)</p> <p>(g) <i>Food and drink outlet</i> (where forming part of a <i>mixed use development</i> and not involving a <i>drive-through facility</i>)</p> <p>(h) <i>Function facility</i> (where forming part of a <i>mixed use development</i>)</p> <p>(i) <i>Funeral parlour</i> (where forming part of a <i>mixed use development</i>)</p>	<i>Nightclub entertainment facility</i>

Column 1 Consistent uses	Column 2 Potentially consistent uses
(j) <i>Garden centre</i> (where not exceeding a <i>gross leasable floor area</i> of 200m ² and forming part of a <i>mixed use development</i>) (k) <i>Health care services</i> (where forming part of a <i>mixed use development</i>) (l) <i>Home based business</i> (where other than a <i>high impact home based business activity</i>) (m) <i>Hotel</i> (where forming part of a <i>mixed use development</i>) (n) <i>Office</i> (where forming part of a <i>mixed use development</i>) (o) <i>Shop</i> (where forming part of a <i>mixed use development</i>) (p) <i>Shopping centre</i> (where forming part of a <i>mixed use development</i>) (q) <i>Theatre</i> (where forming part of a <i>mixed use development</i>) (r) <i>Veterinary services</i> (where forming part of a <i>mixed use development</i>)	
Industrial activities	
Service industry	(a) <i>Low impact industry</i> (b) <i>Research and technology industry</i>
Community activities	
(a) <i>Child care centre</i> (b) <i>Community care centre</i> (c) <i>Community use</i> (d) <i>Educational establishment</i> (e) <i>Emergency services</i> (f) <i>Hospital</i> (g) <i>Place of worship</i>	None
Sport and recreation activities	
(a) <i>Club</i> (b) <i>Indoor sport and recreation</i> (c) <i>Major sport, recreation and entertainment facility</i> (where for a convention and exhibition centre or entertainment centre located on <i>Council</i> owned or controlled land) (d) <i>Park</i>	None
Other activities	
(a) <i>Parking station</i> (where forming part of a <i>mixed use development</i>) (b) <i>Telecommunications facility</i> (where other than a freestanding tower) (c) <i>Utility installation</i> (where a <i>local utility</i>)	None
Major Centre Zone (Precinct SID LPP-1 – Sippy Downs Town Centre) – Sub-precinct SID LPSP-1b (Sippy Downs Business and Technology Sub-precinct)	
Residential activities	
(a) <i>Caretaker's accommodation</i> (b) <i>Community residence</i> (c) <i>Dwelling unit</i> (d) <i>Multiple dwelling</i> (e) <i>Residential care facility</i> (f) <i>Retirement facility</i> (g) <i>Rooming accommodation</i> (h) <i>Short-term accommodation</i>	None
Business activities	
(a) <i>Bar</i> (b) <i>Food and drink outlet</i> (c) <i>Function facility</i> (d) <i>Funeral parlour</i> (e) <i>Health care services</i> (f) <i>Home based business</i> (where other than a <i>high impact home based business activity</i>) (g) <i>Hotel</i> (h) <i>Market</i> (i) <i>Office</i> (j) <i>Sales office</i> (k) <i>Shop</i> (where not exceeding a <i>gross leasable floor area</i> of 100m ²) (l) <i>Shopping centre</i> (where any retail/catering uses do not exceed a total <i>gross leasable floor area</i> of 500m ² and any <i>shop</i> tenancy does not exceed a	<i>Nightclub entertainment facility</i>

Column 1 Consistent uses	Column 2 Potentially consistent uses
<i>gross leasable floor area of 100m²</i> (m) <i>Theatre (where not for a cinema)</i> (n) <i>Veterinary services</i>	
Industrial activities	
(a) <i>Research and technology industry</i> (b) <i>Service industry</i>	<i>Low impact industry</i>
Community activities	
(a) <i>Child care centre</i> (b) <i>Community care centre</i> (c) <i>Community use</i> (d) <i>Educational establishment</i> (e) <i>Emergency services</i> (f) <i>Hospital</i> (g) <i>Place of worship</i>	None
Sport and recreation activities	
(a) <i>Indoor sport and recreation (where not involving an activity that requires a liquor licence or gaming license)</i> (b) <i>Park</i>	None
Other activities	
(a) <i>Parking station</i> (b) <i>Telecommunications facility (where other than a freestanding tower)</i> (c) <i>Utility installation (where a local utility)</i>	None



REFER TO THE SIPPY DOWNS LOCAL PLAN CODE FIGURES 7.2.25B - 7.2.25E

Mooloolah River National Park

Palmview Declared Master Planned Area

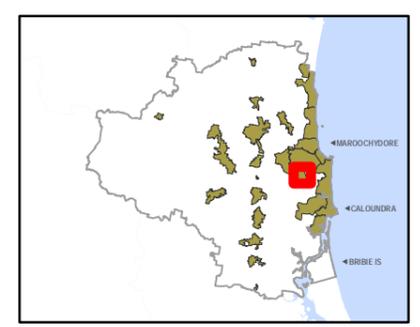
LEGEND

- Local Plan Area Boundary
- Waterway^{Note 1}
- Primary Active Street Frontage
- Local Ecological Linkage
- Greenspace^{Note 1}
- Community Activity/Facility^{Note 1}
- Greenspace Link
- Character Vegetation
- Landscape Buffer
- Heritage Place^{Note 2}
- Gateway/Entry Point
- Significant View
- Dedicated Public Transport Corridor
- Through Block Pedestrian/Cycle Linkage
- Transit Hub
- Indicative Road Linkage/Access Point
- Existing Principal Street (Sippy Downs Town Centre)
- Future Principal Street (Sippy Downs Town Centre)
- Future Local Access Street (Sippy Downs Town Centre)
- Declared Master Planned Area (see Part 10 - Other Plans)



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Note 1: For contextual purposes only.
 Note 2: Refer to Heritage and Character Overlay maps in Schedule 2 (Mapping).

Figure 7.2.25A (Sippy Downs Local Plan Elements)

Figure 7.2.25B Sippy Downs Town Centre Master Plan

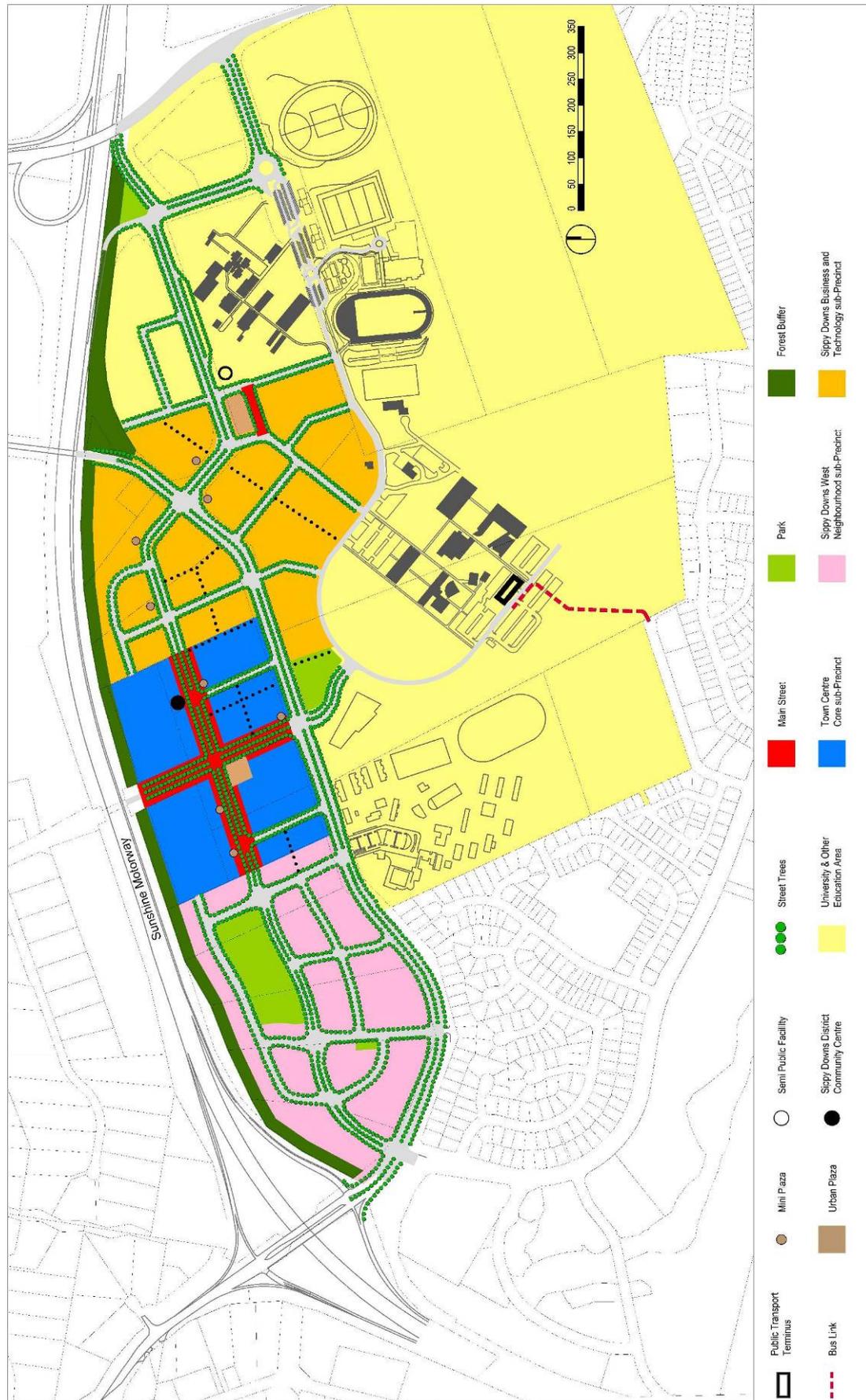
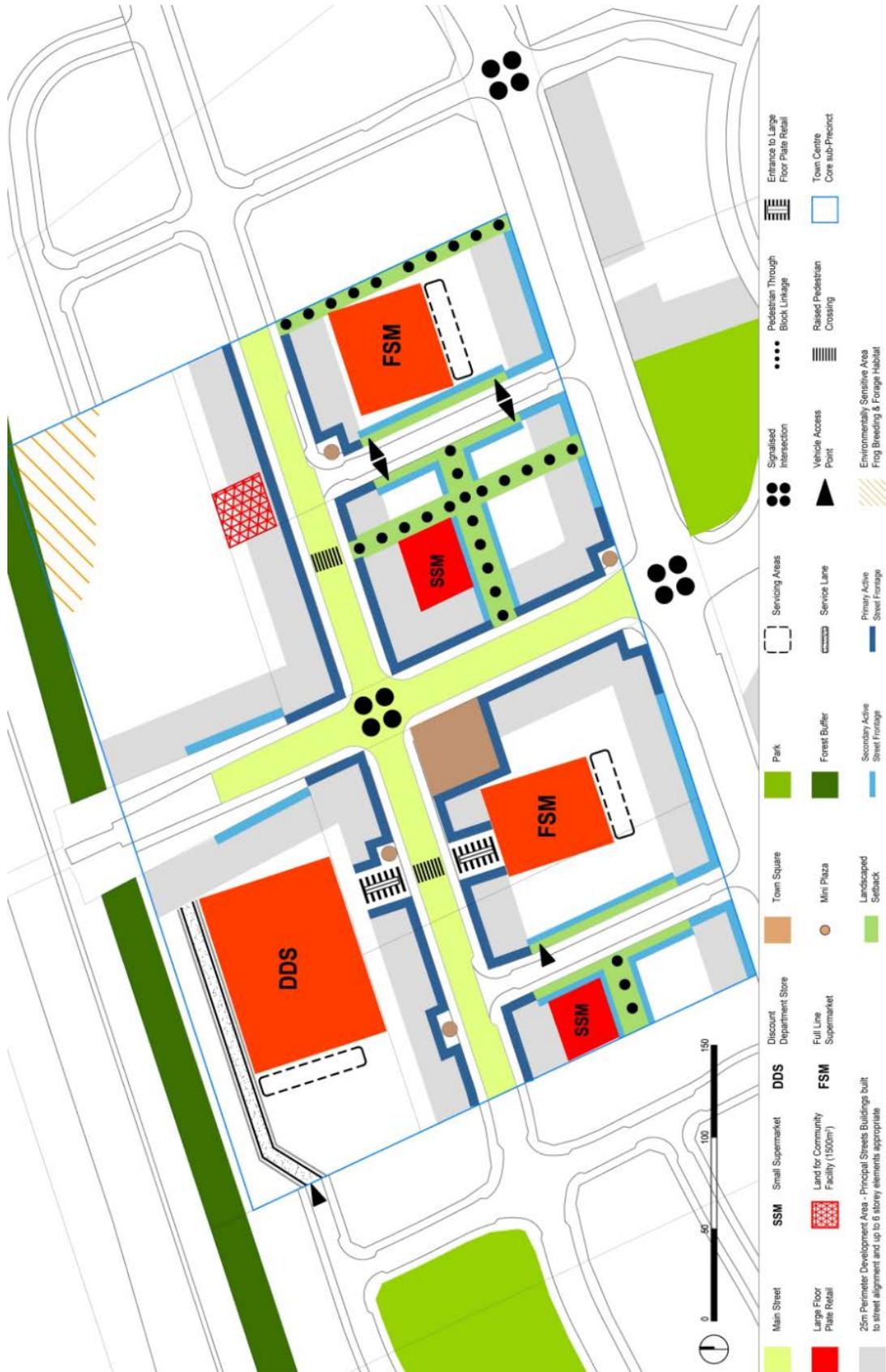


Figure 7.2.25C Sippy Downs Town Centre Core Plan



Part 7

Figure 7.2.25D Sippy Downs Town Centre Road / Street Designations

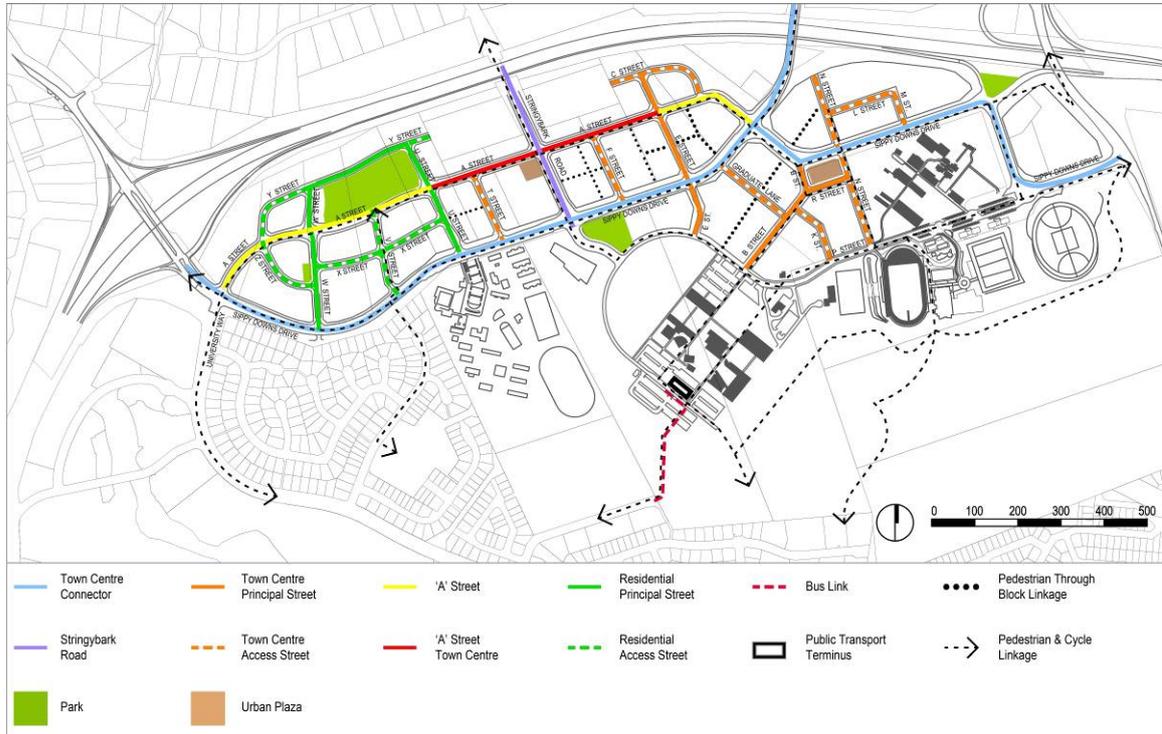


Figure 7.2.25E Sippy Downs Town Centre Building Heights

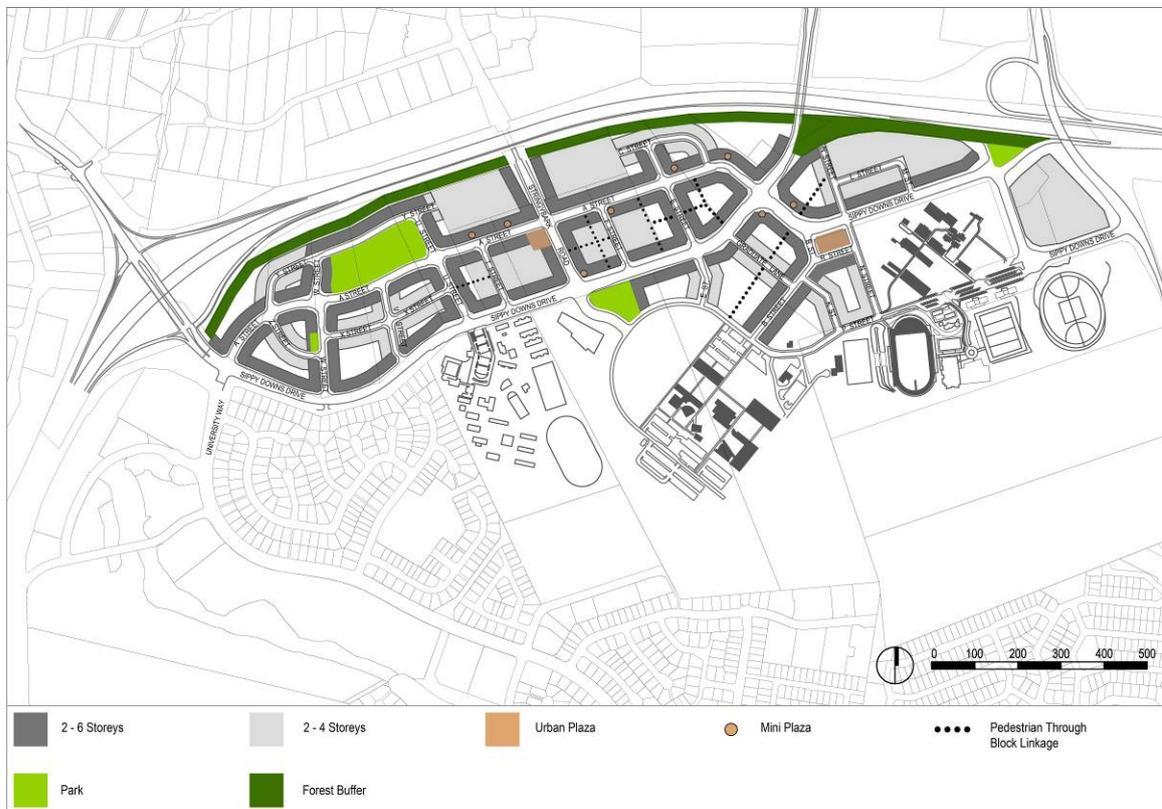


Figure 7.2.25F Sippy Downs Town Centre Open Space, Pedestrian and Cycle Linkages

